

DRAFT - PLANNING COMMISSION AGENDA- DRAFT

September 22, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: August 25, 2015

I. PUBLIC HEARINGS

1. ANSLEE FARMS PHASE VI (**WITHDRAWN**)
2. ANSLEE FARMS PHASE VII; R/S OF TRACT 3, ANSLEE SUBDIVISION
3. THE BRIDGES IN RESEARCH PARK PHASE 3 APARTMENTS-REVISE ZONING PLAT RESTRICTIONS (**WITHDRAWN**)
4. THE COVE 2nd ADDITION; R/S OF LOTS 9F & 9E OF A R/S OF LOT 9D OF R/S OF LOT 9B OF A R/S OF LOT 9 OF THE COVE AND R/S OF LOT 10 OF THE COVE
5. HERITAGE BROOK SUBDIVISION PHASE 3
6. MAGNA CARTA PLACE
7. McMULLEN COVE: WATSON GRAND PHASE 1
8. McMULLEN COVE: WATSON GRAND PHASE 2
9. MILL RUN PHASE 3
10. MOUNTAINBROOK SUBDIVISION; R/S OF LOT 11 BLOCK 3 (MINOR)
11. NATURE'S COVE PHASE 4
12. OLDE COBBLESTONE SUBDIVISION PHASE 5
13. PROBST SUBDIVISION; R/S OF EAST HUNTSVILLE ADDITION BLOCK 98 (MINOR)
14. **LOCATION, CHARACTER, AND EXTENT**
 - (a) MARTIN LUTHER KING JR. ELEMENTARY SCHOOL ADDITION AND RENOVATIONS (#841)
15. **ZONING**
 - (a) NATURE'S COVE REZONING (1515)
 - (b) SWANCOTT REZONING (1516)
 - (c) ZONING ORDINANCE AMENDMENT: PVA LIGHTING
 - (d) ZONING ORDINANCE AMENDMENT: EXTERIOR BUILDING MATERIALS
 - (e) ZONING ORDINANCE AMENDMENT: NEIGHBORHOOD BUSINESS C-1A DELETION

II. SUBDIVISIONS

1. ANSLEE FARMS PHASE VII; R/S OF TRACT 3, ANSLEE SUBDIVISION

Relayout (88 lots) Developer: WP Madison Investments
Preliminary (16 lots) Engineer: Goodwyn, Mills & Cawood, Inc.

Located: Northwest City; west of Research Park Boulevard and north of Blake Bottom Road
2. THE BRIDGES IN RESEARCH PARK PHASE 3 APARTMENTS

Relayout (192 units) Developer: Mushashi, LLC
Repreliminary (192 units) Engineer: Garver
Boundary Plat (192 units)

Located: Northwest City; south of Old Madison Pike and east of Quality Circle

- Located: Southeast City, north of Little Cove Road and east of McMullen Lane

9. McMULLEN COVE; STRATFORD PHASE 2
- Final (30 lots) Developer: Hays Farm Trust
Engineer: Smith Engineering
- Located: Southeast City, north of Little Cove Road and east of McMullen Lane
10. MILL RUN PHASE 3; R/S OF MILL RUN LOT 1 OF HAMPTON COVE (MINOR)
- Layout (3 lots) Developer: Oakleigh Ltd.
Preliminary (3 lots) Engineer: Smith Engineering
Final (3 lots)
- Located: Southeast City; north of Old Hwy 431 and west of Mill Run Road
11. MOUNTAINBROOK SUBDIVISION; R/S OF LOT 11 BLOCK 3 (MINOR)
- Layout (2 lots) Developer: Hastings Park, LLC
Preliminary (2 lots) Surveyor: McElroy Land Survey
- Located: Northeast City; north of Colice Road and west of Darnell Street
12. NATURE'S COVE PHASE 4
- Preliminary (32 lots) Developer: Smart Living, LLC
Engineer: Mullins, LLC
- Located: Southeast City; south of Caldwell Lane and east of Featherstone Drive
13. OLDE COBBLESTONE SUBDIVISION PHASE 5
- Relayout (336 lots) Developer: Covington and Company, Inc.
Preliminary (18 lots) Engineer: Goodwyn, Mills, Cawood, Inc.
- Located: Southwest City; north of Interstate 565 and east of Segers Road
14. PROPST SUBDIVISION; R/S OF EAST HUNTSVILLE ADDITION BLOCK 98 (MINOR)
- Layout (2 lots) Developer: C. Propst
Preliminary (2 lots) Surveyor: J.W. Kennedy Land Surveyor,
Trice PC
- Located: Northeast City; north of Wellman Avenue and west of England Street

III. LOCATION, CHARACTER, AND EXTENT

1. MARTIN LUTHER KING JR. ELEMENTARY SCHOOL ADDITION AND RENOVATIONS (#841)

Developer: HCS

Architect: Fuqua & Partners Architects

Located: Northeast City; north of Oakwood Avenue and east of Meridian Street

IV. ZONING

1. NATURE'S COVE REZONING (1515)
Located: East of U.S. Highway 431 South and on the south side of Caldwell Lane
Rezoning Request: Residence 1-A District to Residence 1-B District (60.98 acres)
2. SWANCOTT REZONING (1516)
Located: South of Interstate 565 and east of Swancott Road
Rezoning Request: Highway Business C-4 District to Commercial Industrial Park District (101.45 acres)
3. ZONING ORDINANCE AMENDMENT: PVA LIGHTING
Amends Article 71 – Off-street Parking and Vehicular Use Area (PVA) Landscaping Requirements, Section 71.6 - PVA Lighting Requirements, to amend PVA lighting standards.
4. ZONING ORDINANCE AMENDMENT: EXTERIOR BUILDING MATERIALS, Amends Article 10 - Residence 1 District Regulations; Article 11 - Residence 1-A District Regulations; Article 12 - Residence 1-B District Regulations; Article 13 – Residence 2 District Regulations; Article 14 - Residence 2-A District Regulations; Article 15 - Residence 2-B District Regulations; Article 16 - Residence 1-C District Regulations; Article 17 - Residence 2-C District Regulations; Article 20 - Neighborhood Business C-1 District Regulations; Article 22 - Neighborhood Business C-2 District Regulations; Article 80 - Residential Office District Regulations; and Article 81 - Office District Regulations to amend existing exterior building materials.
5. ZONING ORDINANCE AMENDMENT: NEIGHBORHOOD BUSINESS C-1A DELETION - Amends Article 72 – Sign Regulations, Section 72.4 – Permitted Signs by Districts, by amending subsection 72.4.2; Article 75 – Alcoholic Beverage Establishment Regulations, Section 75.3 – Permitted Establishments by Districts, by amending subsection 75.3.1; and Article 92 – Board of Adjustment, Section 92.5 – Powers and Duties, subsection 92.5.3(2) – Permitted Uses as Special Exceptions, to delete language concerning the Neighborhood Business C-1A District.

V. INVOCATION/EXTENSION OF BONDS

1. Bellewood Park 9th
2. Chase Creek West II
3. Oakwood 1 @ Lake Forest
4. Cross Creek IV
5. Inspiration on Green Mountain II
6. Inspiration on Green Mountain III
7. Magnolia Village at Lake Forest
8. Little Mountain II
9. Oakwood Phase 1 R/S of Block 2
10. Oakwood Phase 1 R/S of Block 5
11. Coventry 2 at McMullen Cove
12. Anslee Farms Phase 1A
13. Stonemark
14. Grayson Place Phase 3 at Sanctuary Cove
15. Midtowne on the Park Phase 4